

U.S. Bank National Association, as Trustee for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass-Through Certificates, Series 2009-1, assignee of Mortgage Electronic Registration Systems, Inc. as nominee for Wilmington Finance Inc.,

Plaintiff,

vs.

Case No. 2017CV000037

Leslie L. Bowling and Patricia A. Bowling,

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on July 21, 2017, in the amount of \$131,556.35, I will sell at public auction in the lobby of the Dodge County Sheriff's Department, located at 124 West Street, Juneau, WI 53039, on **April 18, 2018, at 10:00 a.m.**, all of the following described premises, to wit:

Lot 9 in Block 16 of Wm. M. Dennis' Third Addition to Watertown, being in the Fourteenth Ward, formerly the Fifth Ward, of the City of Watertown, Dodge County, Wisconsin.

Tax Key No. 291-0915-3333-039

Address: 406 North Monroe Street, Watertown, WI 53098

THE PROPERTY WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES.

TERMS OF SALE:

1. At the time of sale: a downpayment (CASH or CASHIER's CHECK only) in an amount not less than 10% of the successful bid; and
2. No later than ten (10) days after the Court confirms the sale:
 - a. The balance due on the sale;
 - b. The amount of the transfer fee due under Section 77.22, Wis. Stats., if any; and
 - c. The amount of the fee due under Section 59.43(2), Wis. Stats., to record the deed and any other document required for such recordation.

DATED at Juneau, Wisconsin, on March 12, 2018.

BASS & MOGLOWSKY, S.C.,
Attorneys for Plaintiff

/s/


Sheriff of Dodge County, Wisconsin

Bass & Moglowsky, S.C. is a law firm / debt collector representing a creditor in the collection of a debt owed to said creditor. We are attempting to collect such debt and any information obtained from this communication will be used for that purpose.